

## **\$669,900 - 10824 179 Avenue, Edmonton**

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MLS® #E4427578

**\$669,900**

3 Bedroom, 2.50 Bathroom, 2,412 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

Custom built 3486sq ft total living space WITH HEATED TRIPLE ATTACHED GARAGE in Chambery is ready for quick possession. As you enter the Foyer the open to below feature and quartz tile flooring gives you the feeling of elegance. The Kitchen has a large island, granite countertops, corner pantry and s/steel Appliances, open concept dining and living area, 2pc bath, Den perfect for a bedroom/home-based business and laundry. The upper level has a large primary suite with full ensuite, soaker tub, shower and W/I closet, 2 add'l bedrooms, 4pc bath and bonus room. The basement is fully completed with large family/rec space with projection TV and screen perfect for family movie nights, 3pc bath, potential 4th bedroom and plenty of storage. The backyard is fully fenced and has a large deck with no neighbors behind. Located on a corner lot perfect for additional parking and RV parking. Add'l features include central A/C, in-floor heat in basement along with quart tile under carpet and Nuvo surround system.



Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4427578  |
| Price    | \$669,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,412                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10824 179 Avenue |
| Area        | Edmonton         |
| Subdivision | Chambery         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6X5          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Projector |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 27          |

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Listing information last updated on April 3rd, 2025 at 7:17pm MDT